

Village of Bensenville
Board Room
12 South Center Street
DuPage and Cook Counties
Bensenville, IL, 60106

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

June 20, 2016

CALL TO ORDER: The meeting was called to order by Chairman Moruzzi at 6:30p.m.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Pisano, Rowe, Rodriguez
Absent: Janowiak, Lomax, Tellez
A quorum was present.

STAFF PRESENT: S. Viger, C. Williamsen

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission Meeting of June 6, 2016 were presented.

Motion: Commissioner Rowe made a motion to approve the minutes as presented. Commissioner Pisano seconded the motion.

All were in favor. Motion carried.

Chairman Moruzzi had a mass swearing in for those who planned to speak during the meeting.

Public Hearing: CDC Case Number 2016-02
Petitioner: AST Fleet Care, Inc.
Location: 745 Birginal Drive, Unit E
Request: Conditional Use Permit for Major & Minor and Parking Variance to Reduce Required Spaces from 15 to 5.

Motion: Commissioner Rowe made a motion to continue CDC Case No. 2016-02 until July 18, 2016. Commissioner Pisano seconded the motion.

ROLL CALL: Ayes: Moruzzi, Pisano, Rowe, Rodriguez

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2016-14
Petitioner: Liberty Property Limited Trust
Location: 350 North York Road
Request: Rezoning from C-4 Regional Destination Commercial to I-2 Light Industrial District and Variances: to reduce the required loading dock width from 14' to 12'; to reduce the number of required parking stalls from 131 to 104' to reduce the number of landscaped strips islands; to increase the maximum curbcut width from 35' to approximately 50'; to reduce the required foundation strip from 6' to 0'; And Site Plan Review for construction of a warehouse/distribution building and associated site improvements. Municipal Code Section 10 – 3 – 6.

Motion: Commissioner Rowe made a motion to open CDC Case No. 2016-14. Commissioner Majeski seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Pisano, Rowe, Rodriguez
Absent: Janowiak, Lomax, Tellez
A quorum was present.

Chairman Moruzzi opened the Public Hearing at 6:34 p.m.

Commissioner Lomax entered the meeting at 6:37 p.m.

Director of Community and Economic Development, Scott Viger, was present and previously sworn in by Chairman Moruzzi. Mr. Viger stated a Legal Notice was published in the Bensenville Independent on June 2, 2016. Mr. Viger stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Viger stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on June 3, 2016. Mr. Viger stated on June 3, 2016 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Mr. Viger stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Mr. Viger stated the property in question is owned by the AFC World LLC and currently houses a trucking firm and motor vehicle repair which is operating without proper entitlement approvals. Mr. Viger stated it is approximately 5.9 acres and is located within the C-4 Regional Destination Commercial District.

Mr. Viger stated the proposal by Liberty Property Limited Trust (LPT) the contract purchaser, is to rezone the property to I -2 Light Industrial, demolish the existing 59,000 square foot building and erect a new warehouse / distribution facility. Mr. Viger stated several variances are necessary and the Zoning Ordinance requires a Site Plan review, however; due to recent developments, the petitioner has requested to continue the hearing for the variances and site plan to a later date and proceed with the re-zoning.

Neil Driscoll, repetitive for Liberty Property Limited Trust was present and previously sworn in by Chairman Moruzzi. Mr. Driscoll provided the commission with a brief history of Liberty Property Limited Trust and stated they recently completed a similar project in Des Plaines. Mr. Driscoll stated Liberty Property Limited Trust recently met with the DuPage County and was informed they would not be allowed the requested curbcut along York Road. Mr. Driscoll stated that information has required a redesign on the site plan and variance request, therefor would be heard at a later time. Mr. Driscoll stated Liberty Property Limited Trust owns the building to the west (375 Meyer Road) that would allow for trucks to access the property and prevent traffic from occurring on York Road. Mr. Driscoll read the approval criteria into the records for the re-zoning of the property.

Commissioner Rodriguez asked if the public right-of-way to the north was going to be affected in anyway with the proposed re-zoning. Mr. Viger stated the right-of-way on the plat of survey was the old rail spear that does not exist anymore.

Commissioner Rodriguez asked what is the reason for the re-zoning. Mr. Viger stated in 2005, the Village created the C -4 District. In 2011, the Village amended the C -4 District to allow I -2 uses as Conditional Uses within the C -4 but these uses were to be “sunsetted” in 2021. Mr. Viger stated the 2015 Comprehensive Plan indicates “Commercial/Industrial Flex” uses for most of the North York Road corridor (from the rail spur north of Foster Avenue south to gateway Road) including this property. Mr. Viger stated commercial or hospitality uses are not envisioned for the property as it is impacted by the Runway Protection Zone (RPZ).

Mr. Viger stated The Comprehensive Plan states:

"The Village rezoned the industrial areas on the west side of York Road across from O'Hare airport to C-4 Regional Planned Unit Development (PUD) Commercial to better position the area for airport related redevelopment. The rezoning has negatively impacted industrial businesses from expanding operations and sale of property, however. Real estate professionals mentioned the ongoing demand for industrial redevelopment on rezoned parcels, but property owners have been unable to sell or improve the land since the parcels are not suited for the big box retail stores permitted by the C-4 zoning designation. The Village should change the C-4 designation to permit industrial uses as part of the zoning ordinance revision..."

Mr. Viger stated over the past decade, no Regional Destination Commercial type development has been constructed or proposed in the North York Road corridor. Mr. Viger stated the abutting property to the west is zoned I – 2 Light Industrial. Mr. Viger stated the rezoning of the subject property would be in conformance with the Village's vision for the corridor as stated in the Comprehensive Plan.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to speak in regards to CDC Case No. 2016-14. There was none.

Mr. Viger reviewed the Village Staff Report and stated Staff recommends the approval of the Rezoning from C-4 Regional Destination Commercial to I-2 Light Industrial District.

There were no questions from the Commissioners.

Motion:

Commissioner Rowe made a motion to approve the findings of fact for the proposed Rezoning from C-4 Regional Destination Commercial to I-2 Light Industrial District consisting of:

1. Compatible with Use or Zoning: The uses permitted under the proposed district are compatible with existing uses or existing zoning of property in the environs; or

- a. **Presently the site is used for industrial purposes, including large vehicle repair, warehousing and previously manufacturing. Our intended use for the facility will be warehouse and distribution, which is similar to the uses of the properties to the north and west of the site.**
2. **Supported By Trend Of Development:** The trend of development in the general area since the original zoning was established supports the proposed classification; or
 - a. **The trend of industrial development for the surrounding area is Class A warehouse and distribution facilities to serve the 3rd party logistics industry who rely on close proximity to O'Hare's cargo gates. These new developments require higher image aesthetically, as well as increased employee parking and dock door counts, which is consistent with our proposed use.**
3. **Consistent with Village Plans:** The proposed classification is in harmony with objectives of the general development plan and other applicable Village plans as viewed in light of any changed conditions since their adoption.
 - a. **The proposed development will be consistent with the Village's intention to convert the site from C – 4 to I – 2 zoning as it will continue to align the use in harmony with the surrounding uses while dramatically improving the image of York Road through Bensenville.**
4. **Furthers Public Interest:** The proposed zoning classification promotes the public interest does not solely further the interest of the applicant.
 - a. **The proposed re development of the property will enhance the appearance not only of the property, but also the image of Bensenville's industrial properties along the future tollway extension. This will increase property values and attract more Class A development in the future. Furthermore, a new state of the art distribution facility will attract new business and related jobs to the Village.**

5. Public Services Available: Adequate public services, such as water supply, sewage disposal, fire protection and street capacity, are anticipated to be available to support the proposed classification by the anticipated date of issuance of a certificate of occupancy.
 - a. **As the development plans for the site include the demolition of the existing building, all of the required public services such as water, sanitary sewer, road capacity, and fire protection exist to serve the site and will allow the new building to function properly without additional Village resources.**

Commissioner Pisano seconded the motion.

ROLL CALL: Ayes: Moruzzi, Pisano, Rowe, Rodriguez, Lomax

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Pisano made a motion to approve the Rezoning from C-4 Regional Destination Commercial to I-2 Light Industrial District. Commissioner Rowe seconded the motion.

ROLL CALL: Ayes: Moruzzi, Pisano, Rowe, Rodriguez, Lomax

Nays: None

All were in favor. Motion carried.

Motion: Commissioner Rowe made a motion to continue CDC Case No. 2016-14 until July 18, 2016. Commissioner Pisano seconded the motion.

ROLL CALL: Ayes: Moruzzi, Pisano, Rowe, Rodriguez, Lomax

Nays: None

All were in favor. Motion carried.

Report from Community Development

Mr. Viger reviewed both recent CDC cases along with upcoming cases.

ADJOURNMENT:

There being no further business before the Community Development Commission, Commissioner Rowe made a motion to adjourn the meeting. Commissioner Pisano seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 7:01 p.m.



Mike Moruzzi, Chairman
Community Development Commission